

Appendix 2
Planning Area Development Guidelines for New Development
(based on 500-acre planning area)

	Regional Center	City Center	Suburban Center	Transit Town Center	Urban Neighborhood	Transit Neighborhood	Mixed-Use Corridor	Employment Center[3]	Rural Town Center/Rural Corridor
Housing Mix (New Development) [1]	High-rise & mid-rise apartments, condos	Mid-rise, low-rise, some high-rise & townhomes	Mid-rise, low-rise, some high-rise & townhomes	Mid-rise, low-rise, townhomes, small lot single family	Mid-rise, low-rise, townhomes	Low-rise, townhomes, some mid-rise & small lot single family	Mid-rise, low-rise, townhomes, small lot single family off immediate corridor	Mid-rise, low-rise, townhomes, small lot single family	Low-rise, townhomes, single family
Planning Area Total Units Target	8,000 – 30,000	5,000 – 15,000	2,500 – 10,000	3,000 – 7,500	2,500 – 10,000	1,500 – 4,000	2,000 – 5,000	2,500 – 15,000	150 – 1,000
Net Project Density (New Housing) [2]	75-300 du/acre	50-150 du/acre	35-100 du/acre	20 – 75 du/acre	40–100 du/acre	20-50 du/acre	25-60 du/acre	25+ du/acre	6-20 du/acre
Planning Area Total Jobs Target	40,000-150,000	5,000 – 30,000	7,500 – 50,000	2,000 – 7,500	N.A.	N.A.	750 – 1,500	17,500 – 40,000	N.A.
Minimum FAR (New Employment Development)	5.0 FAR	2.5 FAR	4.0 FAR	2.0 FAR	1.0 FAR	1.0 FAR	2.0 FAR	2.0 – 3.0 FAR	.5 FAR

[1] See Station Area Planning Manual for detail on each building type

[2] Allowable densities within the planning area should fall within this range and should be planned in response to local conditions, with higher intensities in close proximity to transit and neighborhood-serving retail areas.

[3] Denser employment is the primary focus of this place-type. Residential uses may apply outside of the core employment center area.